



BRADLEY JAMES

ESTATE AGENTS



## 23 Bakestraw Gate, Moulton, Spalding, Lincolnshire, PE12 6QQ

Asking price £170,000

- WAS ORIGINALLY A THREE BED
- FIELD VIEWS TO REAR
- CONSERVATORY TO REAR
- TWO GARDENS
- WALKING DISTANCE TO LOCAL AMENITIES
- UPSTAIRS CLOAKROOM ADDED TO BEDROOM ONE
- MODERN KITCHEN
- OFF ROAD PARKING AND SINGLE GARAGE TO THE REAR  
ELECTRIC GARAGE DOOR
- SOUGHT AFTER VILLAGE
- TWO RECEPTION ROOMS



# 23 Bakestraw Gate, Spalding PE12 6QQ

Single garage and off road parking to the rear.

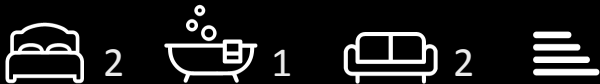
Nestled in the charming area of Bakestraw Gate, Moulton. Originally a three-bedroom home, the property has been transformed into a two-bedroom layout, allowing for larger living spaces. However, it can easily be reverted back to its original configuration if desired. The vendors have added a convenient upstairs cloakroom in the master bedroom, enhancing the functionality of the home.

With two spacious reception rooms, two generous double bedrooms, and a modern shower room, this property has been thoughtfully designed to cater to contemporary living while retaining its original charm.

The ground floor features a welcoming lounge that flows seamlessly into a modern kitchen, which then leads to a delightful conservatory at the rear. This space is perfect for relaxation. Completing the downstairs is a well-appointed shower room, ensuring comfort and convenience for residents and guests alike.

Outside, the property boasts ample parking for up to three vehicles, with off-road parking available at the rear via a shared driveway. The single garage, equipped with an electric door, provides additional storage or parking options. The low-maintenance rear garden, accessible from the conservatory, is complemented by an old coal house, adding character to the outdoor space.

Situated within walking distance of Moulton's excellent amenities, residents will find everything they need right on their doorstep, including a doctors' surgery, primary school, local shop with a post office, butchers, a pub, a fish and chip shop, a hairdresser, and a church. This property is not just a house; it is a wonderful home in a vibrant community.



Council Tax Band: A



### Entrance Hall

UPVC obscured double glazed front door into the extended porch which has a UPVC double glazed window to the front and side, power point and space for a study or work from home desk. Continue through to the entrance hall which has stairs leading up to the first floor accommodation, radiator and an internal door leading through to the lounge.

### Lounge

13'6 x 13'0

UPVC double glazed window to the front, radiator, telephone point, TV point, skimmed and coved ceiling, under stairs storage larder, cupboard with UPVC obscured double glazed window to the side, Worcester Bosch boiler, space and points for freezer and power points.

### Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle which has a built-in mixer shower, pedestal wash hand basin with taps, WC and radiator.

### Kitchen

10'0 x 8'0

UPVC double glazed window to the rear, UPVC obscured double glazed door onto the conservatory, base and eye level units with work surface over, sink and drainer with mixed taps over, space and point for freestanding cooker, extractor over, space and point for fridge freezer, space and plumbing for washing machine, tiled splashback, radiator and power points.

### Conservatory

11'4 x 7'1

UPVC construction with UPVC double glazed door going onto the rear garden, tiled floor and power point.

### Landing

UPVC double glazed window to side and loft hatch.

### Bedroom 1

13'8 x 12'0

Bedroom 1 used to be bedroom 2 and 3, but it has been knocked into one and can be changed back into two separate bedrooms if needed. Bedroom 1 has two UPVC double glazed windows to the rear enjoying field views, radiator, power points, airing cupboard with shelving, skimmed ceiling and an upstairs cloakroom. the upstairs cloakroom has a WC with push button flush, vanity wash basin with mixer taps over and storage cupboard beneath, wall mounted heated towel rail, skimmed ceiling and extractor fan.

### Bedroom 2

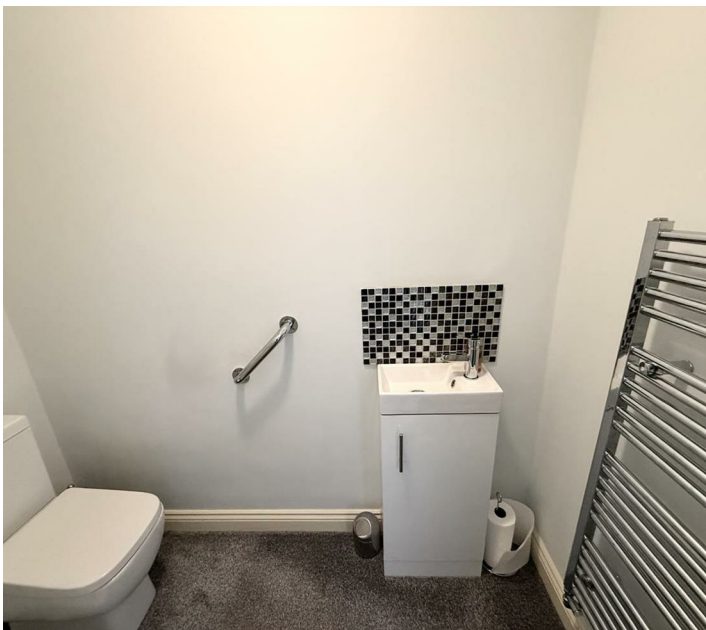
14'1 x 9'2

This bedroom was originally bedroom 1 and has a UPVC double glazed window to the front, radiator, power points, skimmed ceiling and two built in wardrobes.

### Outside

To the front the garden is enclosed by a brick wall and panel fencing. There is a dropped curb so the front can be turned into off-road parking if needed. There is side access to the rear garden which is enclosed by a brick wall and panel fencing. There is an outside coal house and patio seating area. There is off-road parking to the rear which is accessed via a shared drive. This leads to gravel off-road parking, a concrete sectional block single garage with remote controlled electric garage door and security lights to the front, shed to the side and a vegetable patch to the side of the shed with field views behind.













### Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

